



# FLEXIAGENT

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## Guildford Road Southport, PR8 3EA Offers Over £240,000

Flexi-Agent is delighted to present this spacious three-bedroom semi-detached property with a loft room to the open market. Ideally located between Birkdale and Ainsdale, the property offers easy access to Southport town centre and is surrounded by a wide range of amenities, including shops, bars, schools, and transport links. Available for purchase with NO ONWARD CHAIN, this property is perfect for a variety of buyers.

The ground floor briefly comprises a welcoming hallway, a front-facing, spacious lounge, and a lovely dining room featuring a charming fireplace. The dining room leads into the well-presented kitchen, offering a functional space for cooking and entertaining.

The first floor consists of three generously sized double bedrooms, a three-piece family bathroom, and access to the loft room, which is currently being used as a fourth double bedroom, offering flexible living space.

Externally, the property benefits from front driveway parking, while the rear of the property boasts a large, sun-catching garden. A detached outbuilding provides further potential, fully insulated with lighting and power points – an ideal space for use as a home office, gym, or additional storage. Viewings available upon request.

NO CHAIN  
Leasehold: Ground rent £5.50 per year  
Council tax band C

- Three bedrooms, Semi detached, circa 1340 sqft
- NO ONWARDS CHAIN
- Two reception rooms
- Nicely presented kitchen
- Converted loft room which is currently being used as a fourth bedroom
- Three piece family bathroom
- Detached outbuilding with the potential of being an office/gym
- Front driveway parking
- Rear sun catching garden
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.





Floor Plan



Area Map



Energy Efficiency Graph



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